

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Gwyn Humphreys
Senior Planning Officer

Our Ref: P/2022/0469

Your Ref: P/2022/0469

Date: 27 July 2023

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2022/0469 LAND OFF BETHANIA ROAD ACREFAIR WREXHAM

OUTLINE APPLICATION FOR ERECTION OF 33 DWELLINGS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED)

Following my Memo dated 21 October 2022 I have reviewed the response provided by letter from Eastwood Consulting Engineers dated 16 May 2023.

I will establish whether the past reports can be provided and aim to forward these to Eastwood Consulting Engineers in the next week or two.

It is noted that my comments have been considered and will be taken into account.

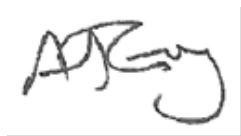
In regard to my recommendation to postpone a decision on granting planning permission until the site has been investigated to a satisfactory standard, the comments provided by Eastwood Consulting Engineers are noted, however I stand by my recommendation. The proposed development is for properties which will be privately owned and as such, once sold, the Council will have no powers, or at best limited powers, to ensure the development remains protected from any mitigated risks from land contamination including gas. It is therefore crucial that before granting permission the Council is certain that, if required, sufficiently robust mitigation can be put in place which can be reasonably certain to last the lifetime of the property.

Whilst Eastwood Consulting Engineers refer to an adjacent development and the level of risk there being managed with standard measures, at this time we can't be certain the same approach will apply at this site. Each site requires its own site specific investigation and whilst adjacent or nearby investigations can be informative, it is not safe to make assumptions that their findings will be similar and sound enough to base decisions on for the site in question.

Should the gas risks be significant then higher levels of protection may be required, the highest level of protection is normally gas alarms. Should it be established that a high level of protection would be required for the development then gas alarms are unlikely to be a suitable option for privately owned properties because it couldn't be guaranteed these would be maintained and remain in place for the lifetime of the property, it relies on the residents knowing and understanding what the alarms are for and this knowledge and understanding being passed on to future owners too. Consequently should it be found that gas concentrations on the site were at a level where only the highest level of mitigation would be acceptable then this may preclude the development of the site for privately owned residential properties.

Furthermore there is also the possibility that should remediation measures be required to deal with significant ground contamination concerns, then those measures may be costly to a point of being financially impractical for the proposed development.

Should you have any queries please do not hesitate to contact me.

A handwritten signature in black ink, appearing to read 'Angela Guy', enclosed within a thin black rectangular border.

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Angela Guy
Contaminated Land Officer